

**Rhondda Cynon Taf
Local Development Plan (2006 – 2021)**

Alternative Sites Register

June 2009

Contents

Chapter	Page
1. Introduction	3
2. Consultation Period	3
3. Purpose of the Alternative Sites Consultation	3
4. What is an Alternative Site	4
5. Contents of the Alternative Sites Register	4
6. Plotting of Alternative Sites	5
7. Consequential Amendments to the LDP	5
8. The Representations Register	6
9. What Happens Next	6
10. Further Advice	6

Appendices

Part A Index Of Representations In Policy Order;

Part B Details Of Each Representation Submitted By In Representor Order

Part C Index Of Representors

1. Introduction

The Rhondda Cynon Taf Deposit Draft Local Development Plan was made available for public consultation for a 6-week period during February and March 2009.

In accordance with the Town and Country Planning (LDP) (Wales) Regulations 2005, the Council must now advertise any site allocation representation (Alternative Sites) as soon as reasonably practicable after the expiry of the consultation period.

The Regulations specify that a site allocation representation includes those that: -

- a. add a site;
- b. alter a site; or
- c. delete a site

previously allocated in the Deposit Draft Local Development Plan.

2. Consultation Period

The period for representations to be made in respect of any new or alternative site is 6-weeks. The consultation period commences on 11th June 2009. Any representations received must be made in writing by no later 22nd July 2009.

Representations received after this date will not be accepted.

The process is necessary so that the Inspector can be confident that everyone affected has had the opportunity to comment before he/she makes a change to the Plan.

3. Purpose of the Alternative Sites Consultation

The purpose of this consultation is: -

- To enable the general public to make representations to sites submitted by the public and other interested organisations during the Deposit Period.
- To help assess whether any new sites should be included in the Local Development Plan as a result of representations made to the Deposit Draft LDP
- To examine whether there are satisfactory reasons why new sites have been brought forward at this stage of the process.
- To provide an opportunity for the Council to consider any representations made to the Plan.

4. What is an Alternative Site?

The alternative sites have been identified from the site allocation representations that were submitted during the Deposit Consultation, which seek to change the Deposit Local Development Plan by:-

- a) adding a site allocation policy to the LDP: or
- b) altering or deleting any site allocation policy in the LDP.

A site allocation policy means a policy which allocates a site for a particular use or development.

Representations seeking the allocation of a site for a particular use or development; a change in the size of an allocated site; an amendment to the defined settlement boundaries; and/or the deletion of a site (or part of) allocated for a particular use or development are alternative sites and are contained within the Register.

Representations seeking to amend designations in the plan, such as Green Wedges, Special Landscape Areas and Mineral Safeguarding Areas are not Alternative Sites. Where representations have been made in respect of non-site allocation policies, these will be considered by the independent Planning Inspector through the Examination of the Deposit Local Development Plan.

5. Contents of the Alternative Sites Register

The Alternative Site Register sets out the site allocation representations that were received during the consultation on the Deposit Draft Local Development Plan. The Register is in four parts:-

Site Index

Part A	New sites proposed to be included in the Local Development Plan
Part B	Proposed amendments to the Settlement Boundaries in the Local Development Plan
Part C	Sites proposed for deletion from the Local Development Plan

It is important to note that some sites have been subject to multiple representations and appear in more than one part of the Register.

Part A : New sites are those which have been proposed for a particular use or development. Some sites may have been proposed for a range of uses and some may be existing allocations in the Plan, which have been put forward for an alternative use. For the purpose of the Alternative Sites Consultation, if a site has been identified for allocation in the Deposit Draft Local Development Plan for a particular use (e.g.housing) and it has been subject to a representation for

an alternative use (e.g. retail), the site is considered to be a new site.

Where representations are seeking to increase the size of an allocated site in the Deposit Draft Local Development Plan through the inclusion of adjoining sites, that additional adjoining site is considered to be a new site.

Part B: Representations seeking to amend the Settlement Boundaries shown in the Deposit Draft Local Development Plan are included in Part B. Representations essentially either seek to include additional land within the settlement boundary or conversely, to exclude an area of land currently shown within the settlement boundary.

Part C: Representations seeking the deletion of a site allocated for a particular use in the Deposit Draft LDP are included in Part C of the register.

6. Plotting of Alternative Sites

The Council has sought to identify the Alternative Sites contained in the Register on the basis of the information submitted by those individuals and organisations that have made representations to the Deposit Draft LDP. In a limited number of cases, the quality of the information provided by those making representations has been poor. It should be noted that the Council has sought to identify the site solely on the basis of the information provided.

7. Consequential Amendments to the LDP

Where a site allocation representation is seeking the allocation a new site for a particular use or development or is seeking to amend the boundaries of a site allocated in the Plan, there may be consequential amendments required in other areas of the Plan.

For example, a site allocation representation has been submitted seeking the allocation of Jones Field, The Farm, Anywhere for residential use. The site is identified in the Deposit Draft LDP as being outside the defined settlement boundary and within an area designated as both a Green Wedge and Special Landscape Area. Were the Inspector to be of the opinion that the site should be allocated for residential use, in addition to changing the housing allocation policy in the Plan, there would in all certainty be consequential amendments required to the Settlement Boundary, Green Wedge and Special Landscape Area policies respectively.

In order to identify the potential consequential amendments that may arise following the consideration of the site allocation representations, it is advisable to check the Deposit Draft LDP document and the accompanying proposals and constraints maps.

8. The Representations Register

Prior to making a representation during the Alternative Sites Consultation, you may wish to view individual representations that were submitted in relation to specific sites. The **Representations Register** contains details of all the representations that were received during the consultation on the Deposit Draft Local Development Plan.

Each individual who made a representation during the consultation on the Deposit Draft Local Development Plan has been assigned a unique Representor Number. At the front of the Alternative Site Register there is a schedule, which identifies each Alternative Site and the Representor Number of those who made representations to respective sites.

To identify the representations relating to individual Alternative Sites –

- find the Alternative Site you are interested in the Alternative Site/Representor Schedule
- identify the Representor Number(s) of those who made representations in relation to the Alternative Site
- locate the Representor Number(s) in the Representations Register and review the relevant representation.

9. What Happens Next?

All representations received during the consultation period will be considered at an Examination in Public held by an independent Planning Inspector, who will decide on any amendments that should be made to the Deposit Plan.

It is important to note that although the Council will inform the Inspector of its views on the issues raised through this consultation, only the Inspector is able to make changes to the Plan.

10. Further Advice

If you require any further advice or assistance in respect this or other LDP documents or wish to be placed on the Council's consultation database, please contact the Development Planning Team at:

Development & Regeneration Unit,
Level 5, Unit 3
Ty Pennant,
Catherine Street,
Pontypridd
CF37 2TB

Email: LDP@rctcbc.gov.uk
Telephone: 01443 495193

Correction**AS (N) 102 – Mountain Ash General Hospital, Mountain Ash**

The above alternative site is shown in Part A of the Alternative Site Register as a 'New Site for residential development'.

The site should be shown in Part B of the register as a site to be included in the residential settlement boundary and has not been submitted as a 'New Site'.

The site should therefore be in Part B of the register and not Part A.

AS (N) 23 – Former Fernhill Colliery Site

AS (N) 23 is amended to read:-

AS (N) 23 – Former Fernhill Colliery Site – Land Reclamation – Leisure & Tourism**Clarification**

Site No's AS (N) 27 and AS (N) 160 both refer to the Former Stelco Hardy Site. The geographical location of the site has been given differently by the respective representors, as being in Treherbert and Blaenrhondda. Interested parties should refer to both map references.

It should be noted that Representors 1663 and 2268 did not make representations proposing residential development at the Alternative Site.